CLUSTER

ASSET PROFILE
Cluster Overview: Socioeconomic Profile

Census Statistics

The socioeconomic profile provides the reader with a broad overview of Cluster/City comparisons using 1990 census data. The census data is collected every ten years and provides a comprehensive profile of a variety of characteristics for city residents. The Cluster 8 discussion highlights cluster/city comparisons for population, education, median household income, housing, tranportation and crime.

Table 6. Census Statistics

	Cluster 8	Detroit
Population	97,940	1,027,974
Race/Ethnicity		
African American	70.3%	75.3%
Hispanic or Latino	1.0%	2.8%
White	27.5%	20.7%
Age		
Under 5 years	9.7%	9.1%
Under 18 years	31.9%	29.4%
25 to 44 years	34.3%	30.6%
65 years and older	7.8%	12.2%
85 years and older	1.1%	1.2%
Educational Attainment (Age 25 & older)		
Less than 9th grade	6.0%	12.0%
Less than high school diploma	24.7%	37.8%
High school graduate, no college	29.1%	27.7%
Some college, no degree	24.5%	19.7%
Associates degree	6.4%	5.1%
Bachelor's or higher degree	6.8%	9.7%

The 1990 Census data shows the population of Cluster 8 to differ in several ways from that of the city as a whole. (See map on next page.) In racial composition, it has smaller proportions of African Americans (70.3 percent versus 75.3 percent) and Hispanics (1 percent versus 2.8 percent) than does the city of Detroit. Cluster 8 is also younger than the city, with relatively fewer older adults (7.8 percent versus 12.2 percent), more children, and more adults in the 25-to-44 age group. These variations have corresponding effects on the composition of households. See population map next page.

Household types in Cluster 8 varying significantly from the city, include: married couples with children, within the cluster leads Detroit by a 21.9 percent to 14.5 percent margin, and one-person households and non-family households, in the cluster trailing Detroit 24.4

percent compared to 29.9 percent, and 29.1 percent compared to 34.7 percent, respectively. Cluster 8 is also wealthier, with a median household income of $28,950 and 22.0 percent of households having incomes of $50,000 or more. This compares to Detroit's median household income of under $18,740, and its 13.8 percent of households having incomes of $50,000 and above. Twenty-two percent of Cluster 8 residents lived below the poverty line in 1989, a poverty rate 10 percent lower than Detroit as a whole. See Median Household Income map on page 41.

Table 7. Housing and Transportation

	Cluster 8	Detroit
Owner occupied unit	63.1%	52.9%
Single family detached unit	82.3%	59.6%
Unit built before 1940	16.1%	35.8%
Rental unit contract rent $100 - $249	10.1%	38.9%
Rental unit contract rent $250 - $499	82.2%	52.1%
Telephone in unit	96.0%	91.7%
No available vehicle	16.9%	32.6%
Group quarters population	1,115	15,547

The relative income advantages enjoyed by residents of Cluster 8 are shown in several ways. First, they have more automobiles, with only 16.9 percent of residents having no car, versus 32.6 percent of city residents as a whole. Home ownership is also higher (63.1 percent versus 52.9 percent), and more of the homes are single-family structures (82.3 percent versus 59.6 percent) and have telephones (96.0 percent versus 91.7 percent). These higher incomes have some relationship to educational attainment, as 21.6 percent of Cluster 8 adults (age 25 and older) have at least an associates degree, versus 14.8 percent for Detroit as a whole. At the lower end, 37.8 percent of Detroiters had less than a high school diploma, only 24.4 percent of Cluster 8 residents fell into this category.

During the years since the 1990 Census, much has changed in the economy of the city of Detroit. For this reason, many of the statistics cited here may have changed substantially. It is likely, however, that the economic position of Cluster 8, relative to older parts of the city, has remained substantially the same. See median income map next page.

Percentage Vacant Parcels

The availability of vacant parcels for diverse land use is critical to physical reinvestment recommendations. While some vacant land parcels may be viewed by some residents as an eyesore or blight based on current conditions, their greatest value is their potential use. This land lends itself to development possibilities such as new housing, commercial/

industrial development, and recreational use. Given the desire of cluster residents to remain a strong, stable residential community of desirable homes, it is important to promote key areas for potential housing sites. The vacant parcels map on page 43 identifies vacant parcels by percentage of land use.

Cluster 8 has a total of 36,152 parcels (see vacant land map). Of that number, 10.6 percent of the total (or 3,865) are vacant. A greater number of vacant parcels are located in the Brightmoor and Redford subcommunities. Brightmoor has a total of 8,715 parcels of land, with 1,876 vacant parcels making up 21.5 percent of the residential area. Census tract 5427 is an industrial area with 147 vacant parcels comprising 18 percent of the total land parcels. In the Redford subcommunity there is a total of 1,609 land parcels with 276 (or 17 percent) of the parcels vacant. (See map on next page.) The chart below identifies the census tract with more the 30-percent vacant land.

Table 8. Vacant Parcel Statistics

Subcommunity	Census Tract	Percentage
Brightmoor	5435	30% to 39.9%
	5436	
	5438	
	5437	
Redford	5443	30% to 39.9%

Crime Statistics*

In 1996, 10,651 crimes were committed in Cluster 8, including 22 homicides, 90 rapes, and 791 assaults. Most of these violent crimes tended to occur in the south-central portion of the cluster, as did property crimes of robbery and burglary. Robberies totaled 804 and burglaries totaled 2,017. Highest rates for larcenies and auto thefts occurred in the northwestern portion of the cluster. Last year, there were 3,828 larcenies and 3,058 auto thefts in Cluster 8. See map on page 44.

*Approximate, based on Detroit Police squad car areas